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85th St., Near 5th Av. demanding good service at low prices. Apart ments, \$90. Large sultes, \$200 per month.

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35 Fifth Ave. NEW ADDITION

to Be Compieted January 1st

1 & 2 Rooms & Bath Furnished and Unfurnished

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THE finest and most conven-ient residential section of New York, Apartment of 8 rooms, pantry and bath: all outside rooms: also 2 room apartment and bath with a clear southern exposure. Maid service included.

Physician's Apartment

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-7 ROOM STUDIO— APARTMENT VERY LOW RENT,

Rodin Studio, 200 W. 57th St. -RODIN STUDIO-

200 WEST STIR STREET. 4 ROOM APARTMENT POR RENT. \$2,000 PER YEAR. Apply Manager.

31 WEST 47TH ST.
3d Apartment Front
2 ROOMS, BATH, BENT \$2,300.

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RENTING ON PREMISES DAILY AND SUNDAY.

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Two rooms and bath. also one room and bath; immediate possession; hotel and Restaurant

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INSPECTION INVITED

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APARTMENTS OF 2 AND 3 ROOMS WITH KITCHENETTE. ctors' Offices with Separate Entra RENTALS \$1,600-\$2,750

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Looks down upon the entire Fark. 3 large
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Facing Central Park
Beautiful View, Choice Location
8 ROOMS
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byer Hall and kitchenette, Living
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Unfurnished. Above 59th St.—5th Av. to East River.

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1140 5th Ave. 6 Rooms-3 Baths \$4,400

Park frontage. Excellent light.

1160 5th Ave.

Ready January 1st 1-7 Rooms-1-3 Baths \$1000-\$4700

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10 Rooms, 3 Baths, \$6,000
Inquire on Fremises or
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9-Story Fireproof Building

EXCEPTIONALLY

LARGE ROOMS

**OPEN FIREPLACES** 

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\$1,800-\$3,000

Ready Dec. 15th

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Non-Housekeeping 2-3-4 ROOMS 1-2 BATHS \$2,500 to \$4,700 Including Complete Hotel Service

4 and 8 Rooms 2 and 3 Baths \$2,700 to \$4,300 Ready Dec. 15th

These buildings are under the management of

# Douglas L. Elliman & Co.

Above 59th St. Sth Av. to North River.

Phone Plaza 9200

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Unfurnished.
Above 59th St.-5th Av. to East River

4 EAST 88TH ST. In the restricted 5th Ave. Zone. 5 ROOMS

2 BATHS \$2,750 to \$3,000. ALMAB CORP., Owner, 8 East 41st St., or PEASE & ELLIMAN, 340 Madison Ave.

7 ROOMS, 2 BATHS 1229 Park Ave., S. E. Cor. 96th High class-elevator; reasonable rent. BRANDSTEIN. HARLEM 1518.

Above 59th St .- 5th Av. to North River.



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Long Island 15 Mins. from 84th St., N. Y. C. TENNIS PLACE. Elevator Apartments Block from Station.

APARTMENTS \$105 AND \$115. YOU GET MORE HERE FOR LESS MONEY. CLUB SERVICE COMMUNITY LIVE CITY CONVENIENCES COUNTRY PLEASURES

Apply on premises. Phone Boulevard 6545. GUYON L. C. EARLE, Agent. 358 Fifth Avenue. Fittroy 0821.

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Central Park West, Cor. 91st St. AN APARTMENT HOTP2. An unusual desirable residential lo-cation. Maid and Porter service in-cluded. Relief from help troubles here affording all conveniences of a private home with unexcelled service.

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417 Riverside Drive Rooms Duplex, 3 Baths, \$3,500

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Reception Room, Office, Laboratory,
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THE ACKERLY, 241 W. 101ST ST. 8 ROOMS

G. SCHWEGLER 3507 Brondway 86TH ST., 120 WEST 8 ROOMS, 3 BATHS GEO. A. BOWMAN, 115 West 424 St.

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Between 66th and 67th Streets 8-Story Fireproof Building ,

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Northeast Corner 74th Street 12 Rooms and 4 Baths Corner Apartment, Southern Exposure

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Kew Gardens, L. I. N. Y. City's most beautiful and Restricted Suburb. Apartments of 4 to 7 spacious rooms.

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3 and 4 Rooms 300 Ft. Washington Ave.

5 Beautiful Rooms

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.3 & 4 Rooms-Extra large, with spacious closets.

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518 Fort Washington Ave. North of 183rd Street.

Highest elevation on Manhattan Islam
Overlooking Drive, Hudson River
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ALEXANDER McDOWELL, Builder. Renting Agent, pr McDowell & Byrnes

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A Very Attractive 9 Room Apartment AT DECIDEDLY HONEST RENTAL. 435 Convent Ave. CORNER 149TH STREET.

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Best location on Upper West Side
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178TH ST., \$49 W.-Five outside rooms THE QUEENSLORO CORPORATION immediate possession; reasonable rental,

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839 to 853 RIVERSIDE DRIVE

NORTH OF 158TH ST.

No rear apartments: all windows face Palisades or the Drive. Mest wonderful arrangements of rooms. Some apartments have all windows facing Hudson River. 3-4-5-6-7 Rooms

(1, 2, 3 Baths) INQUIRE ON PREMISES OR Phone—Wadsworth 6335

**NEW BUILDING** Corner Academy and Cooper Streets

4 Rooms \$80.00 to \$83.00

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ALL, THE LATEST IMPROVEMENTS. Tudor Place, One Block South of 167TH ST. AND GRAND CONCOURSE, Take 6th and 9th Ave. L or Lexington Ave. Subway Express to 167TH ST. STATION, THEN WALK 2 BLOCKS EAST.

Newly decorated housekeeping apartments; all improvements, open fireplace; hear sub-way; rentals moderate. Apply Supt. 68
Columbia Heights, or CHAUNCEY REAL
ESTATE CO., 187 Montague st., Brooklyn.
Main 4300. MONEY TO LOAN & WANTED

ON BOND & MORTGAGE. A \$50,000 purchase money mortgage on 66 acre Westchester Co, country estate for gale; rate 5%, due 2 years. P. K. DEANE, 2 Rector st. BANKING FUNDS to loan on real estate for long terms in sums of \$200,000 and up in New York and other large cities. DUROSS CO., 261 Broadway. Barclay 5734.

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BUILDING and permanent loan \$13,000, Petham; excellent security; liberal discount; principals. R 558 Herald, 250 Broadway.

LOANS EVERYWHERE.
LOWEST RATES. QUICK SERVICE.
First and Second,
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MORTAGE LOANS
NEW YORK, BRONX, BROOKLYN,
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STEEL REALTY, 152 W 42d st. Bryant 5341.

MONEY to purchass first and second mortages on out. of town properties. CLIFFORD VAN SCHURMAN, 50 E. 42d st.
MONEY, first, second mortages, any MONEY, first, second mortgages, any amount anywhere, WALDORF, 13 Park row, N. Y.

TAX LIENS purchased on out of town property; loans made everywhere; mortgages bought. CLIFFORD VAN SCHURMAN, 50
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\$5,000 second mortgage for sale, substantially accurred on White Plains residence, due within a year. DERSCHUCH & CO. 26 Cortlandt st., New York.

\$10,000 - Cash and fifty acre farm value \$10,000 - Cash and fifty acre farm value will loan back \$5,000 offered for 2d mortgage city property or will take larger farm in exchange. CLIFFORD VAN SCHURMAN, 50 E. 42d st.

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Efficient management of property.
160 West 72d st., N. Y. city.
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ECONOMICAL and officient management of your property guaranteed; reasonable rates.

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MANAGEMENT A SPECIALITY

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NEW 15 STORY FIREPROOF BUILDING Northeast Corner 109th St. and Riverside Drive Possessing All Modern Improvements

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370 Riverside Drive Corp., Owners L. GERBINO, Pres. BENJ, P. WALKER, Tres.
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HIGH-CLASS ELEVATOR APARTMENTS—4 and 5 Rooms and 2 Bath, also 6 Rooms, 2 Baths and fireplace. Large rooms, large

few apartments in Peldean Court are still available and ready for occupancy. Pelbrook Hall, adjoining, is fully occupied. THE J. T. BROOK COMPANY, Owners

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From Battery to 14th St. (Inclusive).

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GREENWICH VILLAGE, WEST 10TH.

Two 6 story tenements, stores, 4 3s to a floor \$6.6000; mortgage 8 years to run; over \$4,000 rent sacks; \$0.000.

PEPE. 49 WASHINGTON SQUARE.

BANK ST.—4 story building, heavy construction; moderate; \$125,000. PEPE, 40 Washington sq.

MINETTA ST. (future Latin quarters)—
Three story dwelling adapted for remodeling; \$7,000. PEPE, 40 Washington sq.

PLOT. 37x97, price \$17,000; near Gansevoort Market; rate \$12,000 per full lot. DUROSS, 155 West 14th.

VACANT house, lot 20x95, near Sheridan Square; price \$17,000; terms arranged. 155 West 14th.

VACANT house, lot 20x95, near Sheridan Square; price \$17,000; terms arranged. DUROSS, 155 West 14th st.

WASH, SQ, WASHINGTON PLACE. 5 story dwelling, suitable for doctor, residence or apartments, improved; 3 bgins.

PEPE, 40 WASHINGTON SQUARE.

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WASHINGTON ST, near Deabrosses st.—
Four story stable and three story tenement,
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terms. DEESCHUCH & CO., 28 Cortlandt st.
WEST ST, (corner).—Six lots, near Christopher at. OWNER, 429 West st. Above 14th St. to 59th St. (Inclusive).

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Bd av. corner, near 23d st.

4-5 story stores and tenements, 74.44110;

excellent condition; price right. Particulars,

JOHN T. WALL, 306 W. 54TH ST. TWO 3 story, basement private houses, 18th st., 20x92, \$11,500 each; possession; together or separately; suitable business or dwelling, DUROSS, 155 West 14th.

TIMES SQUARE section, desirable plot for garage; will build for responsible client. Write or call in person.

STEEL REALTY, 152 W. 42d et. Bryant 5341.

E. HINDERSON.

411 8th Av.

THREE brown stone houses, 15-17-19 West 89th st., New York city. BHELDON, 222 Market st., Newark, N. J. 8 DWELLINGS on West 45th st., be-tween 8th and 9th avs.,

formerly Astor estate holdings; price \$26,000 and up. John P. Peel Co., 362 W. 23d st. 9TH AV., near 23d st.—Small four story flat, with store; no leases; price \$45,000; free and clear. Very easy terms. PORTER & CO., 159 W. 128th st. Above 59th St .-- 5th Av. to East River. A MADISON AV. corner, 100x125, 4 5 story apartments; well rented; good for builder or investor; price and terms right. ROBERT M. FULTON, 7 E. 42d.

Two private dwellings; wonderful proposi-tion for alterations into American basement; price below merket value. MALCOLA; E. SMITH, INC., 185 Madison av. IN the 80's, close to Lexington av., adoining dwellings; 3 stories and basement; \$20,000 each. DUFF & CONGER, INC., Madison av., 80th st. Lenox 8006.

Many pressing Help problems can Situation Wanted advertisements in THE NEW YORK HERALD .- Adv.

H. T. WOOD, 220 BROADWAY,
PRIVATE HOUSE BARGAINS
On West End Avenue.
414 sty. American basement, Newly decorated.
Owner very anxious to sell.
Small cash payment.

American basement, 10 rooms-3 baths. Newly decorated. Price \$32,000. Terms.

SLAWSON & HOBBS, 162 W, 72D ST.

SACRIFICE \$115,000 MODERN ELEVATOR. Six story, 50 foot, 24 apartments, four and five roome suites; rents \$24.339 (average \$17 per reom); mortgages \$76,000; net income \$11,000. Safest ideal investment; Columbia College section. R 1534 Herald.

SIN story elevator apartment, 12 families, 8 rooms, rent \$24.150; price \$120,000; cash \$15,000. ULLMAN, 391 East 140th.

UNUSULAL bargain in lower West 70s, four \$10,000. ULLMAN, 391 East 149th. UNISUAL bergain in lower West 75s, four tory and basement, size 20x102; perfect condition, modern improvements, at \$40,000, worth \$50,000; owner must sell, will take \$25,000, with \$5,000 cash, COUGHLAN & \$25,000, with \$5,000 cash, COUGHLAN & \$25,000, with \$5,000 cash.

CORNER, NEW LAW, DYCKMAN.

Five stories, 50x100, 24 apartments; threes, fours, fives; intest improvements; rent, \$16, 730 (\$13.50 room), sacritice, \$30,000; moringages, \$70,000, 1927; cash required, \$20,000; pays net \$5,500 after paying all expenses, also mortingage payments. B 858 Heraid.

ENCEPTIONAL opportunity, desirable rooming house, 20x100; \$13,500, HUSTON, 317, FIVE

PORTER & CO., 159 W. 125th et. Spuyten Duyril and Riverdale. Above Harlem River.

A GRAND CHRISTMAS GUT 100-100 - Chandran and 2500 pt 50, 100 or 100-100 - Commanded park frontage. Dr T. BYRNE, 204 West 115th st.

4 sty. high stoop, 20x100. Price \$33,500. Close to Avenue, and sultable for business.

CO., INC., 200 W. 72d.
102D, near subway and elevated—Five story,
20 apariments; price \$66,000; rents \$11,500;
terms; 20% investment. Principals apply
HILBERT PECK'S SONS, 258 West 34th.
WEST \$54 st., near Central Park; 3 fifteen
room houses, 60x102.2. Price low. Attractive terms.
STELL REALTY, 152 W. 42d st. Bryant \$341.
SSTH ST., 177 WEST—Dwelling. Liberal
terms. RABELL, 220 B'way.
BSTH ST., near Amsterdam ay.—Double flat
(25x100), all improvements; rent \$4,400
(very low). Price \$28,000. Only \$5,000 cash
required.
PORTER & CO., 159 W. 125th st.

Washington Heights, Above 125th St., West of 8th Av.

ing house, 20x100; \$13,500. HUSTON, 31-W, 145th.

FIVE story brick apartment on West 153d fifteen families; old rent \$5,500; price \$22,500. CURRIER, 19 W. 31st.

TWO story and basement, 12 rooms, 3 baths exitable doctor; immediate possession, 661 West 187th st. near St. Nicholas av.

WITHIN five minutes of Broadway subway 215th st. station; two family house, 11 rooms, 2 baths, 2 car garage; two blocks west of Broadway and 218th st. J. S. ROUTH, Jr., on presides.

STH AV. cornes, near 150th st.—Six story new law triple flat, size 25x100, large story, but water; price \$42,500, free and clean casy terms.

RIVERSIDE DRIVE

REASONABLE RENTS

5-ROOMS & 6-ROOMS

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